

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MARCH 8, 2007**

**MEMBERS PRESENT**

John Cain  
Susan Fisher  
John Lackey  
Robert Medaugh  
Pete Mosely  
Tom Murdic  
Paul Pratt, Jr.

**STAFF PRESENT**

Joe Horne, Community Development Director  
Mike Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Assistant to the County Engineer  
Aaron Holmes, Planner  
Jama Olsen, Planner  
Kristi Earwood, Planning Commission Attorney  
Sheila Myers, Planning Assistant  
Lori John, Planning Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, March 8, 2007, at 7:00 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioner Crohan, Commissioner Sanders, Commissioner Walton and Commissioner Lane were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne made the following announcements:

1. Community Development Annual Report for year 2006.
2. Withdrawal of Items 17, 18 and 23.
3. Steering Committee Meeting will be held March 26, 2007 to review comments from Public Input Forum Meetings on Chapter 5 of the Williamson County Comprehensive Plan. The time will be determined later.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the February 8, 2007 meeting.

A motion was made by Commissioner Murdic to approve, and seconded by Commissioner Mosley. The motion passed by unanimous vote.

**CONSENT AGENDA:**

**BONDS:**

1. **Breckston Park, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$153,000  
**Recommendation:** Convert to maintenance in the amount of \$105,000 for a period of one (1) year.
2. **Breinz Valley, Section 1** – Performance Bond for Landscaping - \$4,000.  
**Recommendation:** Convert to maintenance in the amount of \$1,200 and secured with an affidavit of compliance for a period of six (6) months.
3. **Kings Chapel, Section 1** – Performance Bond for Landscaping - \$8,400.  
**Recommendation:** Convert to maintenance in the amount of \$2,500 and secured with an Affidavit of Compliance for a period of six (6) months.
4. **Kings Chapel, Section 1** – Performance Bond for Roads, Drainage & Erosion Control - \$190,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.

5. **Kinnard Springs, Section 3** – Maintenance Bond for Roads, Drainage & Erosion Control - \$50,000.  
**Recommendation:** Extend the current amount for a period of three (3) months.
6. **Laurelbrooke, Section 11-B** – Maintenance Bond for Roads, Drainage & Erosion Control - \$35,000.  
**Recommendation:** Release the bond.
7. **Laurelbrooke, Section 11-C** – Maintenance Bond for Roads, Drainage & Erosion Control - \$39,000.  
**Recommendation:** Release the bond.
8. **Laurelbrooke, Section 11-F** – Performance Bond for Roads, Drainage & Erosion Control - \$246,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
9. **Laurelbrooke, Section 12-B** – Performance Bond for Roads, Drainage & Erosion Control - \$398,000.  
**Recommendation:** **NOT ON CONSENT.**
10. **Legends Ridge, Section 8** – Maintenance Bond for Roads, Drainage & Erosion Control - \$35,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
11. **New Life Korean Church** – Maintenance Bond for Landscaping - \$6,900.  
**Recommendation:** Release the bond.
12. **Silver Stream Farms, Section 1B** – Performance Bond for Water (N/CG) - \$18,375.  
**Recommendation:** Release the bond.
13. **Silver Stream Farms, Section 1B** – Performance Bond for Landscaping - \$67,000.  
**Recommendation:** Extend the current amount for a period of six (6) months.
14. **Silver Stream Farms, Section 1B** – Performance Bond for Roads, Drainage & Erosion Control - \$160,000.  
**Recommendation:** Convert to maintenance in the amount of \$150,000 for a period of one (1) year.
15. **Silver Stream Farms, Section 1B** – Performance Bond for Sewer - \$17,000.  
**Recommendation:** Metro Water & Sewer Services has indicated this bond does not expire until June 30<sup>th</sup>, 2007, and at that time they will request renewal for the appropriate amount of time. Staff recommends review again at the July, '07 Planning Commission Meeting to receive comments from Metro.
16. **White Oak Equine Services** – Maintenance Bond for Landscaping - \$2,100.  
**Recommendation:** Release the bond.

**FINAL PLATS:**

24. **Final Plat Re-Approval Additions @ Legends Ridge, Section 2A, Lot 924, containing 1 lot on 1.53 acres located off Lake Valley Drive in the 8<sup>th</sup> Voting District.**

This plat is in order. Approval is recommended pending:

1. Posting of a requisite performance bond for roads, drainage, and erosion control in the amount of \$23,000.

**25. Final Plat (Revised) Durham Manor, containing 49 lots on 86.46 acres located off Henpeck Lane in the 2<sup>nd</sup> Voting District.**

This plat is in order. Approval is recommended pending:

1. Approval of the revised septic areas by the Department of Sewage Disposal Management.

**26. Final Plat (Revised) Garrison Springs Estates, containing 4 lots (7, 8, 9, 10) on 106.29 acres located off Garrison Road in the 2<sup>nd</sup> Voting District.**

The Staff recommends approval of this request subject to the following stipulations:

1. Revise the Private Driveway Notation statement to read....."private driveway is limited to five (5) lots."
2. Obtain the signature of the Department of Sewage Disposal Management; and
3. Add a note to the face of the drawing stating: "Public potable water is not available for this site. Williamson County bears no responsibility when approving this plat that a dedicated source of potable water is available."

Chairman Lackey asked for any comments.

Commissioner Pratt stated he would be abstaining from voting on the Consent Agenda due to a conflict of interest.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation on the consent agenda items. Commissioner Cain seconded the motion, which passed by unanimous vote, with Commissioner Pratt abstaining.

**ITEM 9**

**LAURELBROOKE, SECTION 12-B – PERFORMANCE BOND FOR ROADS, DRAINAGE & EROSION CONTROL.**

Mr. Andrews reviewed the background (see Staff report). Staff recommended that this bond be extended in the current amount of \$398,000 for a period of six months.

Mr. Andrews stated that Staff pulled this Item from the Consent Agenda due to the fact there is a Storm Water Regulation Notice of Violation and Civil Penalty for Lot 1239, located within Section 12-B, assessed in July, 2006 in the amount of \$1,000, which has not been paid. He also noted that Mr. Horne had spoken with the developer and that he indicated the fine would be taken care of.

Chairman Lackey asked Counsel what the recourse is when a fine is not paid.

Ms. Earwood stated at the present time there is no recourse, but a regulation is being drafted that would give stiffer penalties if fines are not paid.

Chairman Lackey asked if this fine was against the developer or the builder.

Mr. Andrews stated on this particular lot, the developer and builder are the same.

Chairman Lackey asked Staff to report back if this fine was not paid.

Chairman Lackey asked for any comments.

There being no other comments, Commissioner Mosley made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote, with Commissioner Pratt abstaining.

### **PUBLIC HEARINGS:**

#### **ITEM 19**

#### **AMENDMENT TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS REGARDING PLAT DIGITALIZATION (6-2007-002).**

Ms. Olsen reviewed the background (see Staff report). Staff recommends approval of this amendment with an effective date of July 1, 2007.

Chairman Lackey asked for any comments.

There being no one wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments from the Commission.

Commissioner Murdic asked for clarification that this applied to Major Subdivisions as defined by the Williamson County Subdivision Regulations.

Mr. Horne stated that was correct.

Commissioner Cain asked what constitutes a Major Subdivision.

Chairman Lackey stated more than five (5) lots.

Commissioner Medaugh asked if the developers would be able to comply with this by July, 2007.

Mr. Horne stated that everyone should have this capability or some form of that can be converted to the required format.

There being no other comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

#### **ITEM 20**

#### **AMENDMENT TO THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING RURAL RETREAT USES (6-2007-001).**

Mr. Matteson reviewed the background (see Staff report) recommending this amendment be forwarded to the County Commission for adoption.

Chairman Lackey opened the Public Hearing.

Susan Ingraham, 4104 Clovercroft Road, stated that approval of this amendment is very important for her family in order to help sustain their farm for

future generations. She stated that their two main farming operations right now were hay sales and beef sales. If this amendment is approved, then they would be allowed to have events, which would help generate more income for the farm.

There being no one else wishing to speak, Chairman Lackey closed the public hearing.

Chairman Lackey asked for any comments from the Commission.

Commissioner Murdic asked whether the “reclassification in Table 4002 from Conditional Uses to uses that are permitted “by-right”, means they would not have to come before the Planning Commission to get approval.

Mr. Matteson stated that Rural Retreat Extensive Uses would still need to come before the Planning Commission for approval but they would not be classified as a Conditional Use. Rural Retreat Limited Uses would be approved at Staff level.

There being no other comments, Commissioner Pratt made a motion to accept Staff’s recommendation to forward the amendment to the County Commission for adoption. Commissioner Cain seconded the motion, which passed by unanimous vote.

#### **NON-RESIDENTIAL SITE PLAN:**

#### **ITEM 21**

#### **SITE PLAN REVIEW FOR BERRY’S CHAPEL CHURCH OF CHRIST ON 4.15 ACRES LOCATED AT 1777 BERRY’S CHAPEL ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (5-2007-002).**

Ms. Olsen reviewed the background (see Staff report). Staff recommends approval with the following stipulations:

1. Execution of an Affidavit of Compliance requiring certification by a licensed engineer that construction has occurred per the approved plan;
2. Posting of a landscaping bond in the amount of \$14,900;
3. Issuance of a Land Disturbance Permit; and
4. Execution of a Storm Water Maintenance Agreement and Operation and Maintenance Plan for Storm Water Infrastructure.

Chairman Lackey asked for any comments.

Mr. Henry Watkins, Larkin Group, representing the applicant, was in attendance for any questions.

Commissioner Medaugh asked if they were building a new cell tower.

Mr. Watkins stated it already exists.

There being no other comments, Commissioner Murdic made a motion to accept Staff’s recommendation. Commissioner Pratt seconded the motion, which passed by unanimous vote.

**SKETCH PLANS:**

**ITEM 22**

**CASCADE ESTATES, CONTAINING 129 LOTS ON 257.06 ACRES LOCATED  
OFF LEWISBURG PIKE IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2007-105).**

Mr. Holmes reviewed the background (see Staff report). A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Identification of all drainage ways requiring protection via a Waterway Natural Area;
2. Verification by a licensed geologist of the extent and locations of sinkholes and the establishment of appropriately sized buffers;
3. Identification of critical lots demonstrating protection of the requisite percentage of natural resources;
4. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include any required turn lanes within the Lewisburg Pike and/or Wilhoite Road right-of-ways. These improvements must be approved by TDOT and the Highway Commission respectively prior to Preliminary Plat review; and
5. Submission of water plans for review and approval by H.B. & T.S. Utility District.

The Final Plat must address the following:

1. Prior to consideration, the applicant shall submit H.O.A. documents for review and approval by the County Attorney's office. The approved H.O.A. documents must be recorded prior to the recording of the Final Plat;
2. Establishment of performance bonds for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements (both on and off-site) in favor of H.B. & T.S. Utility District;
4. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
5. Submission of landscaping plans, including barrier fencing, if applicable, and establishment of appropriate performance bonds for landscaping;
6. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management; and
7. Dedication of right-of-way forty-two (42) feet off the centerline of Lewisburg Pike and twenty-five (25) feet off the centerline of Wilhoite Road.

Chairman Lackey asked for any comments.

Mr. Leon Stanford, Stanford & Associates, Inc., representing the applicant, was in attendance to answer any questions.

Chairman Lackey asked the applicant if he understood the Staff's report suggesting that the applicant is asking for too many lots.

Mr. Stanford said he understood.

Commissioner Pratt stated that a lot of developments were being proposed or already in development in this area and he wanted to be sure that Lewisburg Pike is free flowing and the road work is done to keep up with demand.

Commissioner Mosley stated he agreed with Commissioner Pratt about the roadways.

No vote was required.

**RESIDENTIAL SITE PLANS:**

**ITEM 23**

**RESIDENTIAL SITE PLAN FOR LAUREL COVE, CONTAINING 770 LOTS ON 1,120 ACRES LOCATED OFF EUDAILEY COVINGTON ROAD IN THE 3<sup>RD</sup> VOTING DISTRICT (1-2007-200).**

This item was withdrawn.

**FINAL PLATS:**

**ITEM 24**

**RE-APPROVAL ADDITIONS @ LEGENDS RIDGE, SECTION 2A, LOT 924, CONTAINING 1 LOT ON 1.53 ACRES LOCATED OFF LAKE VALLEY DRIVE IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2007-401).**

This was part of the Consent Agenda.

**ITEM 25**

**(REVISED) DURHAM MANOR, CONTAINING 49 LOTS ON 86.46 ACRES LOCATED OFF HENPECK LANE IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2007-402).**

This was part of the Consent Agenda.

**ITEM 26**

**(REVISED) GARRISON SPRINGS ESTATES, CONTAINING 4 LOTS (7, 8, 9, 10) ON 106.29 ACRES LOCATED OFF GARRISON ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2007-403).**

This was part of the Consent Agenda.

**ITEM 27**

**CHASE CREEK SUBDIVISION, REVISION TO LOTS 9 & 10 (ABANDONING A PORTION OF CHASE VIEW ROAD) LOCATED OFF TEMPLE ROAD IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2007-404).**

Mr. Horne reviewed the background (see Staff report). If this request is approved, Staff would recommend the following:

1. Execution of the revised final plat by the owners of Lots 9 and 10;

2. Add the following note to the plat: "The recording of this plat supersedes Plat Book 44, Pages 13 and 14, ROWC, both of which are void for lack of approval by Williamson County Regional Planning Commission and execution by Secretary of same"; and
3. Add to General Notes the following: "Any existing drainage structures or appurtenances are not owned, controlled or maintained by the Government of Williamson County, Tennessee. Any alteration or approval of same shall be determined by the Metropolitan Government of Nashville-Davidson County, Tennessee".

Chairman Lackey asked for any comments.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Mosley seconded the motion, which passed by unanimous vote.

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There being no further business, the meeting was adjourned at approximately 7:35 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY  
REGIONAL PLANNING COMMISSION ON APRIL 12, 2007.**

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CHAIRMAN JOHN LACKEY